

**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

FEBRUARY 27, 2006

MEMBERS PRESENT: Emery Zahner, Bob Hoffman (arrived 7:06), Lori Spielman, Arlo Hoffman and Alternates James Prichard(arrived at 8:30) and Carol Strom

MEMBERS ABSENT: Cliff Aucter, Geri Kupecky and alternate Joe Wehr

STAFF PRESENT: Robert A. Phillips, Town Planner and Kristin Michaud, Recording Secretary

I. CALL TO ORDER:

Chairman Zahner called the Planning & Zoning Commission (PZC) meeting to order at 7:03 PM at the Ellington Town Hall Annex Meeting Room, 57 Main Street, Ellington, CT.

II. PUBLIC COMMENTS:

1. #S200515 – Landmark Surveys, LLC for a 4 lot subdivision on property located on Webster Road, APN 126-002-0000 in a RA Zone.

TIME: 7:04

SEATED: A. Hoffman, C. Strom, E. Zahner, L. Spielman

Rachael Dearborn, Landmark Surveys came forward to give an overview of the plan. Ms. Dearborn asked for a continuance to address all comments made by the Design Review Board and Jim Thompson, Town Engineer.

MOVED (SPIELMAN), SECONDED (STROM) AND PASSED UNANIMOUSLY TO CONTINUE THE PUBLIC HEARING TO THE MARCH 27, 2006 MEETING FOR #S200515 LANDMARK SURVEYS, LLC.

2. #Z200605 – Natasha Grishtaev for a special permit for an accessory apartment on property located at 9 Majus Circle, APN 002-015-0000 in an AA Zone.

TIME: 7:07

SEATED: A. Hoffman, C. Strom, E. Zahner, L. Spielman, B. Hoffman

Natasha Grishtaev came forward for the application. She reviewed the plan with the commission. The new addition was described to be in full compliance with the accessory apartment regulations.

MOVED (SPIELMAN), SECONDED (STROM) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR #Z200605 – NATASHA GRISHTAEV.

MOVED (SPIELMAN), SECONDED (A. HOFFMAN) AND PASSED UNANIMOUSLY TO APPROVE #Z200605 – NATASHA GRISHTAEV.

3. #Z200607 – Landmark Surveys, LLC for special permit and site plan modification for a 50' x 70' office addition, a 50' x 20' garage addition to existing auto body shop, parking expansion and associated improvements on property located at 408 Somers Road, APN 121-029-0000 in an I Zone.

TIME: 7:15

SEATED: A. Hoffman, C. Strom, E. Zahner, L. Spielman, B. Hoffman

Rachael Dearborn, Landmark Surveys came forward to give an overview of the plan. Ms. Dearborn explained that the 50' x 20' section will be part of the shop and the 50' x 70' will be office space.

MOVED (SPIELMAN), SECONDED (B. HOFFMAN) AND PASSED UNANIMOUSLY TO CONTINUE THE PUBLIC HEARING TO THE MARCH 27, 2006 MEETING FOR #Z200607 – LANDMARK SURVEYS, LLC.

4. #Z200603–Ellington Planning and Zoning Commission for a zone change from RA & C to C on properties located at 290 Somers Road, APN 083-001-0000 and on Somers Road, APN 083-006-0000; a zone change from RA to C on properties located at 306 Somers Road, APN 083-005-0000, 304 Somers Road, APN 083-004-0000, Somers Road, APN 083-003-0000 and 298 Somers Road, APN 083-002-0000; and to expand the C Zone on property located at 18 Meadow Brook Road, APN 091-001-0000 in a RA & C Zone.

TIME: 7:21

SEATED: A. Hoffman, C. Strom, E. Zahner, L. Spielman, B. Hoffman

Betty Martel, 56 West Gerald Drive, Manchester, CT supported the zone change.

MOVED (B. HOFFMAN), SECONDED (A. HOFFMAN) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR #Z200603 – ELLINGTON PLANNING AND ZONING COMMISSION.

MOVED (SPIELMAN), SECONDED (B. HOFFMAN) AND PASSED UNANIMOUSLY TO APPROVE #Z200603 – ELLINGTON PLANNING AND ZONING COMMISSION.

EFFECTIVE DATE: MARCH 15, 2006

5. #Z200542 – Landmark Surveys, LLC for a zone change to C Zone on property located at 298 Somers Road, APN 083-002-0000 in an RA Zone.

TIME: 7:30

SEATED: A. Hoffman, C. Strom, E. Zahner, L. Spielman, B. Hoffman

The applicant requested an extension of the public hearing. It was the feeling of the applicant that if the pervious zone change application that encompassed this property was not appealed within the legal time frame, then they would request a withdrawal because their application would be moot.

MOVED (B. HOFFMAN), SECONDED (SPIELMAN) AND PASSED UNANIMOUSLY TO CONTINUE THE PUBLIC HEARING TO THE MARCH 27, 2006 MEETING FOR #Z200542 – LANDMARK SURVEYS, LLC.

VII. NEW BUSINESS:

1. #Z200606 – Robert Evaristo for site plan approval for proposed parking and signage on property located at 304 Somers Road, APN 083-004-0000 in an RA Zone.

MOVED (SPIELMAN), SECONDED (STROM) AND PASSED UNANIMOUSLY TO CONTINUE TO THE MARCH 27, 2006 MEETING #Z200606 – ROBERT EVARISTO.

2. #Z200609 – Kevin Samble for a Certificate of Approval of Location for a dealer's and repair's license on property located at 133 West Road, APN 037-006-0000 in a PC Zone.

Attorney Susan Boyan representing the applicant, reviewed what the application was for. There will be no change of use, only a change in ownership.

Town Planner, Robert Phillips stated that this used to be the responsibility of the Zoning Board of Appeals but not it is in the Zoning Commissions purview.

MOVED (B. HOFFMAN), SECONDED (SPIELMAN) AND PASSED UNANIMOUSLY TO APPROVE #Z200609 – KEVIN SAMBLE.

3. #S200601 – Oakhill Equestrian Properties, LLC for a 6 lot resubdivision on property located at 4 Clydesdale Circle, APN 047-034-0021 in an A Zone. (RECEIPT ONLY)

PER THE APPLICANT'S REQUEST, THIS APPLICATION HAS BEEN WITHDRAWN AND NOT RECEIVED.

4. #S200602 – Cantor & Goldfarb Partnership for a 2 lot subdivision on property located at 1 Webster Road, APN 096-007-0000 in an RA Zone. (RECEIPT ONLY)

BY CONSENSUS, THE COMMISSION RECEIVED ITEM #S200602

5. #Z200608 – Christopher Libby for a site plan modification for construction of a 17,000 commercial space for a self storage facility and associated office space, retail space, modification of existing bar and grill and associated site improvements on property located at 117 Stafford Road, APN 148-087-0000 and 137 Stafford, APN 148-084-0000 in a C Zone. (RECEIPT ONLY)

BY CONSENSUS, THE COMMISSION RECEIVED ITEM #Z200608

MOVED (SPIELMAN), SECONDED (B. HOFFMAN) AND PASSED UNANIMOUSLY TO SET A PUBLIC HEARING IN THE PUBLIC INTEREST.

6. #Z200610 – Sudhakar Nagardeolekar for a special permit for an accessory apartment on property located at 2 Tyler Drive, APN 021-031-0004 in an A Zone. (RECEIPT ONLY)

BY CONSENSUS, THE COMMISSION RECEIVED ITEM #Z200610.

7. Request for a 60-day extension to file subdivision mylars for the Heather Hollay Subdivision, #S200506.

MOVED (B. HOFFMAN), SECONDED (SPIELMAN) AND PASSED UNANIMOUSLY TO GRANT A 60-DAY EXTENSION TO FILE MYLARS FOR HEATHER HOLLAY SUBDIVISION, #S200506.

8. Request to change status of the Ellington Highlands Subdivision, Phase 4 from Conditional to Final Approval.

THIS ITEM WAS TABLED TO THE MARCH 27, 2006 MEETING

9. Request for a Bond Reductions for the Ellington Highland Subdivision, Phases 1, 2 & 3.

THIS ITEM WAS TABLED TO THE MARCH 27, 2006 MEETING

MOVED (B. HOFFMAN), SECONDED (SPIELMAN) AND PASSED UNANIMOUSLY TO ADD BY VOICE VOTE TO GRANT A 90-DAY EXTENSION TO FILE MYLARS ON THE LAND RECORDS FOR GASEK FARMS II-A.

MOVED (B. HOFFMAN), SECONDED (SPIELMAN) AND PASSED UNANIMOUSLY TO GRANT A 90-DAY EXTENSION TO FILE MYLARS ON THE LAND RECORDS FOR GASEK FARMS II-A.

MOVED (A. HOFFMAN), SECONDED (SPIELMAN) AND PASSED UNANIMOUSLY TO ADD BY VOICE VOTE #Z200612 – WEST MEADOW ASSOCIATES, LLC FOR SITE PLAN MODIFICATION AND #Z200611 – THOMPSON FAMILY LAND TRUST FOR A SPECIAL PERMIT FOR EARTH EXCAVATION RENEWAL.

BY CONSENSUS, THE COMMISSION RECEIVED #Z200612 & #Z200611.

MOVED (B. HOFFMAN), SECONDED (SPIELMAN) TO ADD AN EXECUTIVE SESSION TO THE AGENDA FOR THE PURPOSE OF DISCUSSING ACTIVE LITIGATION.

MOTION (B. HOFFMAN), SECONDED (SPIELMAN), AND PASSED UNANIMOUSLY TO GO INTO EXECUTIVE SESSION. ATTENDING THE EXECUTIVE SESSION WERE EMERY ZAHNER, LORI SPIELMAN, CAROL STROM, ROBERT HOFFMAN, ARLO HOFFMAN, JAMES PRICHARD, TOWN PLANNER, ROBERT PHILLIPS, TOWN ATTORNEY JOE RYAN ATTORNEY SUSAN BOYAN AND RECORDING SECRETARY KRISTIN MICHAUD.

MOTION (SPIELMAN), SECONDED (A. HOFFMAN), AND PASSED UNANIMOUSLY TO ADJOURN THE EXECUTIVE SESSION.

MOVED (A. HOFFMAN), SECONDED (STROM), AND PASSED UNANIMOUSLY TO ADD TO THE AGENDA A DISCUSSION REGARDING ZONING ON OLDE FARMS ROAD.

BY CONSENSUS, THE COMMISSION WILL ADD THIS ITEM TO THE MARCH 27, 2006 MEETING AGENDA FOR PUBLIC HEARING.

VI. UNFINISHED BUSINESS:

1. Appointments to CRCOG Regional Planning Commission.

TABLED TO THE MARCH 27, 2006 MEETING

VII. ADMINISTRATIVE BUSINESS:

1. Set the effective date for the zone change from PC & RA to RA on property located at 120 Stafford Road, APN 148-021-0000.

MOTION (B. HOFFMAN), SECONDED (SPIELMAN) AND PASSED UNANIMOUSLY AND SET THE EFFECTIVE DATE FOR MARCH 15, 2006.

2. Set the effective date for zone change from AA to MF on property located at 160 Windermere Ave, APN 026-002-0000 & 026-002-0033.

TABLED TO THE MARCH 27, 2006 MEETING

3. Approval of Meeting Minutes:
 - a. January 17, 2006 Special Meeting Minutes

MOVED (B. HOFFMAN), SECONDED (SPIELMAN) AND PASSED UNANIMOUSLY TO APPROVE THE JANUARY 17, 2006 SPECIAL MEETING MINUTES.

- b. January 30, 2006 Regular Meeting Minutes

MOVED (B. HOFFMAN), SECONDED (SPIELMAN) AND PASSED UNANIMOUSLY TO APPROVE THE JANUARY 30, 2006 REGULAR MEETING MINUTES.

- c. February 2, 2006 Special Meeting Minutes

MOVED (B. HOFFMAN), SECONDED (STROM) AND PASSED UNANIMOUSLY TO APPROVE THE FEBRUARY 2, 2006 SPECIAL MEETING MINUTES.

- d. February 15, 2006 Special Meeting Minutes

MOVED (A. HOFFMAN), SECONDED (STROM) AND PASSED UNANIMOUSLY TO APPROVE THE FEBRUARY 15, 2006 SPECIAL MEETING MINUTES.

4. Correspondence:
 - a. Letter to Robert Phillips, Town Planner from Attorney Ryan dated 2-15-06. (Effective Dates)
 - b. Letter to Steve Spencer from Lisa Houlihan, ZEO dated 2-13-06. (Lighting at 2/4 Nutmeg Drive)
 - c. CONNECTICUT FEDERATION OF PLANNING AND ZONING. (58TH ANNUAL CONFERENCE)
 - d. Letter to Mike Stupinski, First Selectman from Bruce Hoben dated 2-13-06. (Ellington Plan of Conservation and Development update)

SO NOTED.

VII. ADJOURNMENT:

MOVED (SPIELMAN), SECONDED (B. HOFFMAN) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING AT 9:00 PM.

Respectfully Submitted,

Kristin Michaud
Recording Secretary